

Headquarters, Department of the Army



Newport Chemical Depot, IN Conveyance Progress Report



As of 1 October 2015

Office of the Assistant Chief of Staff for Installation Management (ACSIM)

Operations Directorate– Base Realignment and Closure (ODB)

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**BRAC 2005 Recommendation**

The 2005 Base Realignment and Closure (BRAC) Commission recommended the closure of Newport Chemical Depot, IN (NECD) upon completion of the chemical demilitarization mission.

History

Newport Chemical Depot was initially established in 1941 as the Wabash River Ordnance Works. The installation, during its 60+ year history, was used for the production of heavy water, RDX, Nerve Agent VX, and TNT until the early 1970s, at which time the depot became a static storage area for the last batch of VX, which could not be shipped due to a moratorium passed by President Nixon in 1968. Neutralization of the final batch of VX began in May 2005 and was completed on 8 August 2008. The installation was a Government-Owned, Contractor-Operated (GOCO) facility, and the operating contractors included DuPont, FMC, Uniroyal, and Mason and Hanger Corporation. Newport Chemical Depot was closed on 18 July 2010, and a caretaker contract was awarded to the Local Reuse Authority (LRA) to maintain minimal operations until the property is transferred.

Current Status

All of the 7,241 excess acres have been transferred. The Newport Chemical Depot Reuse Authority (NeCDRA) received 7,140 acres, and the remaining 101 acres were transferred to the U.S. Coast Guard.

Property Description

Newport Chemical Depot was located approximately 25 miles north of Terre Haute, IN, four miles south of Newport and eight miles east of the Illinois state line. There was a total of 717,878 SF of facility space located on the depot all of which was either transferred or demolished. The buildings used during the VX neutralization process were demolished, following completion of the mission, due to possible contamination.

Caretaking Status

No Federal employees remain on NECD.

Environmental Cleanup

Remediation for contaminants of concern at NECD has been conducted under the Resource Conservation and Recovery Act (RCRA). All of the traditional contamination sites have been addressed (e.g. petroleum, volatile chemicals, underground and above ground storage tanks, toxic chemicals, and hazardous waste, to include explosives TNT and RDX).

The Army has entered into a Voluntary Corrective Action Agreement with Indiana Department of Environmental Management (IDEM) to address long term groundwater monitoring requirements and NECD's RCRA permit was allowed to expire without being renewed.

The remaining remedial requirement was to remove polychlorinated biphenyls (PCB) contaminated soil from around a former steam production facility. IDEM did not have authorization to administer the Toxic Substances Control Act (TSCA), so remediation of this site was completed in FY2014 under USEPA Region 5 under PCB self-implementing regulations.



Former electrical power house (Bldg 401A)



VX ton containers



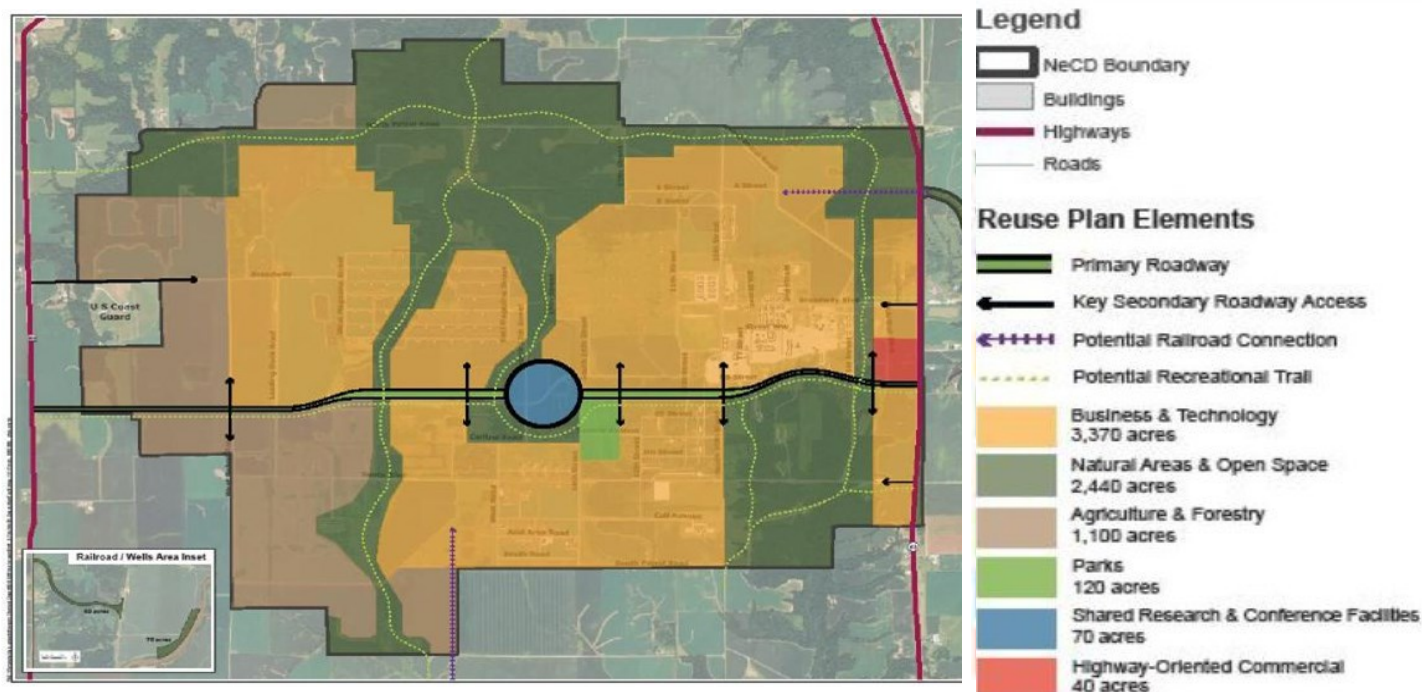
Two workers in demilitarization protective ensemble (DPE) perform maintenance work in an area of the Newport Chemical Agent Disposal Facility

Reuse Plan

The Newport Chemical Depot reuse plan was approved by the United States Department of Housing and Urban Development (HUD) on 7 April 2010.

The reuse plan provides a framework for the future development of the property based on decisions made by the stakeholders and local community needs. The Newport Chemical Depot Reuse Authority (NeCDRA) held several open forum community meetings where various property reuse proposals were presented to all community members in attendance. Numerous subject matter experts were available at each meeting to answer questions presented by attendees, and public surveys were conducted prior to a preferred plan selection.

One of the primary challenges in the planned redevelopment process was due to the protected habitat of the Indiana bat which is listed as an endangered species. Numerous meetings and teleconferences were held with the United States Fish and Wildlife Service to develop a bat protection zone and other restrictions necessary to ensure the Indiana bat continues to thrive in the remaining wooded areas on the installation.



Current Ongoing Actions: Currently, the NeCDRA is working with various marketing companies in an effort to promote the redevelopment of the property. One business, Newport Pallet Company, has already established residence in one building located in the FOST 1 area. Two additional companies have relocated to the former depot property, and Clean Coal Technologies Corporation has completed a feasibility study and continues to show interest in future development at the facility.

Programmatic Agreement, Section 106

The Army contacted 16 Native American tribes identified as having an interest in NECD closure and conducted Government-to-Government coordination with the tribes in accordance with Section 106 of the National Historic Preservation Act.

National Environmental Policy Act (NEPA)

The Army completed the review process in accordance with the National Environmental Policy Act (NEPA) and developed an Environmental Assessment. Public involvement was solicited for review of the effects of the BRAC disposal on historic properties and for consideration and development of historic property reuse alternatives including adaptive reuse.

Cultural resource surveys at NECD resulted in recommendations for the potential eligibility of 29 archeological sites, including one cemetery. No structures were considered potentially eligible for inclusion. The Army will ensure that the archeological sites are protected, requiring additional surveys if the land is to be disturbed. The Army, the Indiana State Historic Preservation office (SHPO), and U.S. Advisory Council on Historic Preservation (ACHP) concurred on this, and a memorandum of agreement was signed on 22 November 2010.

The Army also consulted with the U.S. Fish and Wildlife Service (USFWS) on methods to protect the federally-endangered Indiana bat. In order to lessen the impact on the bat, the Army, USFWS, and NeCDRA worked together on the establishment of an Indiana bat protective zone of forested areas which include restrictions on tree cutting. The restrictions are incorporated into the deed.

The Army, NeCDRA, and Indiana Department of Natural Resources also worked to establish 1,650 acres of conservation area, including more than 500 acres that may be used for prairie grass restoration.

Environmental Services Cooperative Agreement

The Army and NeCDRA established an Environmental Service Cooperative Agreement (ESCA) where the NeCDRA can conduct remaining environmental requirements, including groundwater monitoring, clay cap inspections, and environmental restrictive covenant establishment and enforcement in October 2012.



Property Conveyance Plan

When Newport Chemical Depot closed on 18 July 2010, it consisted of 7,241 acres of land and 717,878 SF of building space. All excess property has been conveyed.

On 4 October 2006, 101 acres were transferred to the U.S. Coast Guard (USCG) via a Fed-to-Fed transfer.

EDC Phase 1: On 27 September 2011, 6,652 acres (FOST 1) were transferred to NeCDRA. The transferred property consisted of environmentally clean areas without any need for remediation. Currently, approximately 4,000 acres of the conveyed property are being used as agricultural leases, primarily for row crops, to assist the NeCDRA in offsetting the operating costs of the property.

EDC Phase 2: On 14 September 2012, 483 acres (FOST 2) were transferred to the NeCDRA. The FOST 2 areas consisted of sites requiring additional environmental investigation or remediation.

EDC Phase 3: The final five acres were transferred on 1 May 2015. This parcel contained the site of a former steam production facility. During demolition of the facility, polychlorinated biphenyl soil contamination was detected in and around the building footprint. The PCB remediation was completed in the summer of 2014. All environmental soil and groundwater remediation activities on NECD property have been completed or are in place and operating successfully.

Property Conveyed (7,241 of 7,241 total acres)

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
NECD1	101.2	4 Oct 06	USCG	Fed-to-Fed
FOST 1	6,651.5	27 Sep 11	LRA	EDC
FOST 2	483.1	14 Sep 12	LRA	EDC
FOST 3	4.9	1 May 15	LRA	EDC

As of 1 October 2015



Ammunition bunkers



Newport Chemical Depot Headquarters

Key Milestones Achieved

- The Newport Chemical Depot Reuse Plan was approved on 7 April 2010 by the United States Department of Housing and Urban Development (HUD).
- On 4 October 2006, 101 acres were transferred to the U.S. Coast Guard (USCG) via a Fed-to-Fed transfer.
- The NeCDRA EDC was approved for a less than fair market value property conveyance.
- On 27 September 2011, only 15 months following depot closure, 6,652 acres (FOST 1 property) were transferred via EDC to the LRA.
- On 14 September 2012, 483 acres (FOST 2) were transferred via EDC to the LRA leaving only five acres to be transferred.
- On 1 May 2015, the final five acres were transferred via EDC to the LRA.

Newport Chemical Depot Property Conveyance Plan

